APPLICATION NO. : .....

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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/1189/93

Applicant: Mr & Mrs S Grimston
SAS Security & Communications
60 Little London
Spalding
Lincs

Agent: G R Merchant
Unit 3
12A Park Road
Holbeach
Spalding Lincs

Description: Change of use of workshop and office to dwelling

Location: 60 Little London
Spalding
Lincs

Type: FULL

Date received: 17-DEC-93

04-JUL-95

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

ACKNOWLEDGEMENT OF WITHDRAWAL

Following your withdrawal of the above application, I confirm that no further action will be taken.

Yours faithfully

Director of Housing and Planning Services

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/1189/93

Date Registered 17 DEC 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS. S. GRIMSTON.
SAS. SECURITY & COMMUNICATIONS.
60 LITTLE LONDON.
SPALDING.
LINCS.

Tel. No.

NAME AND ADDRESS OF AGENT
(if form completed by agent)

G. R. MERCHANT.
UNIT 3.
12A PARK ROAD.
HOLBEACH.
SPALDING.
LINCS

0406 490800
Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

60 LITTLE LONDON. SPALDING.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

CHANGE OF USE OF WORKSHOP & OFFICES TO DWELLING

Please complete

Signed. G. R. Merchant Date. 10.12.93

I attach
* Four copies of all plans
*an ownership certificate (see back page)
*a fee of £120 If you consider no fee is payable include a written explanation instead.
Previous application No:

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use and/or new building works [✓] → **Now complete Parts 3, 4 and 5 and an Ownership Certificate**

or This is an **outline** application [ ]

Please state Site Area (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. [ ]

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.
Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. [ ]

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. [ ]

A. Please state Reference Number of previous permission
B. Please state Condition Number referred to
C. Please state variation required
Now complete an Ownership Certificate

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New building(s) [ ]

(ii) Alterations or extension [ ]

(iii) Change of use [✓]

B. If new dwellings are proposed, please state how many: N/A.

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: 3·5 ← CANOPY EXTENSION. sq. metres

B. Please state size of any new structure:- (a) max. height: 10·5 metres

(b) max. length: 1·35 metres

(c) max. width: metres

C. Please state type and colour of materials for facing external walls: TO MATCH EXISTING.

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No [YES]

5. GENERAL INFORMATION Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site. OFFICE & WORKSHOP

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road [✓]

or

B. There will be a new or altered access to a public road [ ] → If so, name of road: Will there be — Individual access(es) [ ] New estate road [ ]

C. What provision will be made for garages or parking within the site? CAR PARKING AREA.

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees [✓]

B. The proposal does involve the felling of one of more trees [ ] → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of N/A

B. For estate developments, please state how highway surface water will be disposed of N/A

C. Please state whether a land drain will be affected NO.

D. Foul sewerage will be disposed of to:

Mains sewer [✓] Cesspool [ ] Septic tank [ ]

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	NO	→ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping purposes	NO	→ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	NO	→ Date: Consultee(s):
Is this application related to a previous submission	[ ]	→ Application No.:

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary. SEE ATTACHED REPORT.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of the page only when necessary.

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

OWNERS

2. **OWNERSHIP OF THE SITE**

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** You can use the notice at the bottom of the form to send to the owner. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed ..... (~~Applicant~~/Agent) Date 10.12.93

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

State Name and address of owner: State Date notice served:

Signed ..... (Applicant/Agent) Date .....

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed ..... ~~Applicant~~/Agent) Date 10.12.93

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

State Name and address of tenant: State Date notice served:

Signed ..... (Applicant/Agent) Date .....

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

Signed ..... Date .....

DC INSTRUCTION SHEET

APPLICATION REF: H16/1189/93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 – ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Superseded plans indicated ☐

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

Extra Consultations/Publicity Required

☑ None identified initially PDM 22-12 RECONSULTS (revalidated) ☐

		Publicity: >>	Consultations:	
Departure		.....	County	.....
Setting of LB		.....	E Heritage	.....
Public Right of Way		.....	Societies	..... G ROW
Discretionary		.....		

All ☐

Press
PC
WM
Residents

Extra Consultations:

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/ Drainage	Env Services	.....	
	NRA	.....	
WAT	IDB	.....	
	Env Assess	☐ G ENV (See separate sheet)	
Conservation LB	LB Demolish	..... G* DEM	
	Archaeology	..... G ARC Specify:	
	Eng Heritage	.....	
	Consultant	..... Order No:	
	Other	..... Specify:	
Hazards	HSC Group	..... G* HAZ	
	Specific	..... Specify:	
Other PLA		..... Specify:	

WP Note –
G Group available
G* Group essential (longer expiry)

Case Officer: DJR

Senior Officer Confirmed PP DJR Date 22-12 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Dave I don't think we need to go to D.O.T.

Site Inspection

Please check, only swapping position of existing uses

Accuracy :
Neighbours :
Boundaries :
Site Features :

Existing building to rear of dwellings may be ok but concerned over privacy matters to this & existing dwellings

Inspected by DC
Date 4/1

Site Notice posted by DZ
Date 4/1
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

ADMIN RECORD SHEET

Initi

Submitted Fee £ 120

Receipt No P3645

Date first Rec'd 17 [illegible] 1993

Registration

Reference H16/1189/93

Cross-Ref R

Date 20/12

Validation

TYPE FULL ~~17 [illegible] 1993~~

Site area
No of dwellings
Floorspace

Earlier permission – Ref:
New/Redevelop/Use/Ext/Alt/Works

Description to be recorded

Invalid
Site plans
Certificate
Fee
Fee (not free)
Inaccurate
Incomplete
Unclear

Fees
Correct fee £ 120
Nil fee
Discounted
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 219
Grid ref 5[illegible]3 21140
Ward 5
Parish SPALDING
Inside IBD YES
Inside LP area YES

OS Plots

Linked to site Ref

Linked to property Ref 0197864

Constraints:

CA Cons Area
LB Listed – Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int

Hazards –

Dist Bound
Other:

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath
TPO Tree Pres
HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Planning Records:
Earlier apps

B Reg Records:
Already submitted – Ref:
Request needed
Requested

318/72
966/85

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve (or equiv) Refuse (or adverse)

Signed ..... Date.....

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans –
Dwg no:
Received:

CONDITIONS/REASONS:

Condition monitoring:

non-std expiry .....
prior submission ☐
prior siteworks ☐

Determined plans indicated ☐

Departure approval confirmed ☐

Flag for on-site review ☐

APPLICATION REFERENCE: H16/1188/93 DATE RECEIVED: 17-DEC-93

TYPE: Full

DESCRIPTION: Change of use of dwelling to office

LOCATION: 60 Little London, Spalding

APPLICANT: Mr & Mrs S Grimston AGENT: G R Merchant

APPLICATION REFERENCE: H16/1189/93 DATE RECEIVED: 17-DEC-93

TYPE: Full

DESCRIPTION: Change of use of workshop and office to dwelling

LOCATION: 60 Little London, Spalding

APPLICANT: Mr & Mrs S Grimston AGENT: G R Merchant

REASON FOR COMMITTEE CONSIDERATION

Creation of dwelling in backland location; amenity/privacy issues.

RECOMMENDATION

H16/1188/93 - Grant permission.

H16/1189/93 -

A. That the applicant be invited to enter into a Planning Obligation not to occupy the dwelling until the office use for No. 60 has commenced, to restrict occupancy of the dwelling to persons employed in connection with the offices permitted under ref: H16/1188/93 and undertaking to cease the use of the building for residential occupation in the event that No. 60 Little London Road reverts back to residential use, or is re-developed for residential use.

B. That upon completion of the planning obligation, the Director of Planning & Building Control Services be authorised to grant permission.

COMMENTS

1 Both sites owned by applicant who operates a security business from the building at the rear. No objection to H16/1188/93, converting dwelling to offices.

2 The conversion of the present office/workshop to dwelling raises issues of privacy and backland development. Proposed dwelling would be overlooked by frontage houses.

3 Site also adjoins a car valeting building. This was permitted in 1992, subject to a number of conditions. Although there will be an effect on the amenities of the proposed dwelling from this, it is not so serious as to justify refusal.

4 On balance, it is considered that permission for H16/1189/93 can be granted subject to the terms of the Obligation set out above.

REPRESENTATIONS

Environmental Services: No objections in principle to change dwelling to office.
There are commercial premises next door to the workshop which could have an impact on any dwelling unless there are adequate restrictions on use.
If permission is granted, the dwelling layout should be appropriately designed and boundary screened.

Applicant:

- Site is residence of applicants and security and communications business.
- Business operates in building at rear, this was re-built after fire in 1991.
- Existing house is subject to subsidence claim and is uninsurable on these grounds.
- Traffic operation will be minimal as business is run as consultancy only, with few clients visiting site, with no need for a workshop.
- Staff consists of applicant, a secretary and a fitter, operates with two vehicles including applicants car.
- Eventually the aim is to move the business into the town centre and the whole site will return to fully domestic status with possible demolition of the house.

SCHEDULE OF CONDITIONS

H16/1188/93

1 Before development is commenced, the applicants shall submit to and agree with the Local Planning Authority detailed plans showing car parking provision for all vehicles expected to call at the premises, such provision shall be laid out ready for use before the building is used for offices, and shall thereafter be available for use at all times.
Reason: In the interests of highway safety and the amenities of adjoining dwellings.

H16/1189/93

1 Before any development is commenced, the applicants shall submit to and agree with the Local Planning Authority details of a scheme to provide a 2 metre high screen fences along the side and front boundaries of the site. Such fencing as may be approved shall be provided on site before the building is occupied for residential purposes.
Reason: To safeguard the privacy of existing dwellings.

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78. PLANNING APPLICATIONS

(c) Applications Deferred (Continued)

H12/0919/93 Mountains Road Haulage	Proposed use of industrial site for parking of 25 goods vehicles without complying with Condition 2 of H12/1111/85 at Main Road, Lutton Gowts.

(To give the applicants the opportunity to provide further information to support the application and to enable legal advice to be sought if necessary.)

H12/1036/93 Mountains Road Haulage	Change of use from agricultural to land associated with adjacent road haulage use at Main Road, Lutton Gowts.

(To enable the application to be determined at the same time as H12/0919/93 because of the close relationship between the applications.)

H12/0938/93 Moutains Road Haulage	Convert existing building to goods vehicle maintenance building at Main Road, Lutton Gowts.

(To enable the application to be determined at the same time as H12/0919/93 because of the close relationship between the applications.)

H21/1115/93 B.D. Groves Transport	O.A.	Dwelling and use of land for goods vehicle operation at White Cross Farm, Sutton St James.

(To give the applicants the opportunity to submit more detailed information to support the application and then to undertake a site inspection to assess the suitability of the site for proposal.)

H23/1170/93 Mr & Mrs T Glowczyk	Extension to dwelling at Bottle & Glass, Whaplode Drove, Spalding.

(Pending a site inspection to assess the suitability of the site for the proposal.)

H16/1188/93 Mr & Mrs S Grimston	Change of use of dwelling to office at 60 Little London, Spalding.

(Pending a site inspection to assess the suitability of the site for the proposal and to assess the likely future use of land to the rear of the site.)

H16/1189/93 Mr & Mrs S Grimston	Change of use of workshop and office to dwelling at 60 Little London, Spalding.

(Pending a site inspection to assess the suitability of the site for the proposal and to assess the likely future use of land to the rear of the site.)

BR. .N SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

H16/1189/93

FULL

Applicant: Mr & Mrs S Grimston
Tel:

Agent: G R Merchant
0406 490800

Description: Change of use of workshop and office to dwelling

Location: 60 Little London
Spalding
Lincs

Valid date:	17-DEC-93	Terminal date:	11-FEB-94
Target dates:		Target Committee:	25-JAN-94
To case officer	24-DEC-93	Report deadline:	11-JAN-94
Inspected by	31-DEC-93	Agreed TD Ext:	
Extra contacts	07-JAN-94	Case Officer:	
Report if not clear by	21-JAN-94		D J ROBERTS

DEVELOPMENT/CONSTRAINTS

Size:
Category: Change of use only
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		04-JAN-94	25-JAN-94
Cllr B J Davies	94 380565	22-DEC-93	29-DEC-93
Cllr C Evans		22-DEC-93	29-DEC-93
Cllr M C White		22-DEC-93	29-DEC-93

L C C - No Comments - Trunk Road JC 5/1/94

G.R. Merchant I.Eng. AMICE FIWO

Architectural, Structural & Land Drainage Consultant

Unit 3, Wrights Mews, 12A Park Road, Holbeach, Spalding, Lincs. PE12 7EE Tel: 01406 490800 Fax: 01406 490800

Your ref: DJR/JJ/ H16/1189/93
Our ref : GRM/JJM/SAS

22nd June, 1995.

S H D C
Housing and Planning Services Dept.,
Priory Road,
Spalding,
Lincs.

Dear Sir,

APPLICATION FOR CHANGE OF USE OF WORKSHOP AND OFFICE TO DWELLING, 60 LITTLE LONDON, SPALDING FOR MR & MRS S GRIMSTON.

In reply to your letter of 13th June with reference to the above, I confirm that my clients do not wish to proceed with this application.

Yours faithfully,

J Merchant.
pp. G.R. Merchant.

Spoke to agent 3/7/95. Confirmed this is to be withdrawn

ADMIN
PC. PREPARE
WD NOTICE

3/7

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

FROM: Director of Administration

TO Director of Planning & Building Control Services

MY REF: PBP/LSW/PL.769

YOUR REF: GS/JJ H16/1189/93

DATE: 22nd February, 1995

SUBJECT: PLANNING APPLICATION NO. H16/1189/93 - 60 LITTLE LONDON, SPALDING - CHANGE OF USE OF OFFICE TO DWELLING

Further to your memorandum dated 24th March, 1994 concerning the above, I wrote to the applicant's agent on 27th January, 1995 stating that if I did not receive a response within 14 days, I would assume that his client did not wish to proceed with the matter and would refer the matter back to the Council's Director of Planning and Building Control Services for him to report to the Planning Committee as appropriate. I have not had a response from the applicant or his agent and would be grateful if you could refer the matter to the Planning Committee.

Director of Administration

THIS DEED is made the day of

One thousand nine hundred and ninety four BETWEEN THE SOUTH HOLLAND DISTRICT COUNCIL of Council Offices Priory Road Spalding in the County of Lincoln (hereinafter called "the Council") of the one part and S GRIMSTON and GRIMSTON of 60 Little London Spalding in the County of Lincoln trading as SAS SECURITY & COMMUNICATIONS (hereinafter called "the Owners") of the other part

RECITALS

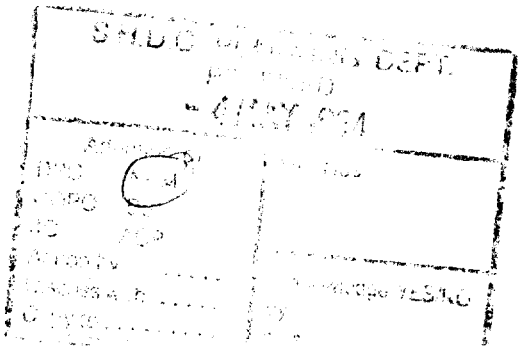
(1) The Council is the local planning authority for the area within which the land described in the First Schedule ("the Land") is situated

(2) The Owners are the owners in fee simple in possession (free from incumbrances) of the Land

(3) The Owners have by application by their agents dated the tenth day of December One thousand nine hundred and ninety three applied to the Council for planning permission for the change of use of the workshop and office shown edged red on the plan annexed hereto (hereinafter called "the red land") to a dwelling in accordance with the plans and particulars supplied therewith under planning reference H16/1189/93 ("the Development")

(4) The obligation created by this Deed is a planning obligation for the purposes of section 106 of the Town and Country Planning Act 1990

(5) The Council has decided to grant conditional planning permission for the Development subject to the creation of this obligation without which planning permission for the Development would not have been granted



(6) The Council is the local planning authority by whom the planning obligation is enforceable

NOW THIS DEED made in pursuance of section 106 of the Town and Country Planning Act 1990 WITNESSETH as follows

1. The Owners hereby agree to enter into the planning obligation specified in the Second Schedule hereto

2. This planning obligation is a local land charge and shall be registered as such

3. The expressions "the Council" and "the Owners" shall include their successors in title

IN WITNESS whereof the parties hereto have executed this Deed the day and year first before written

FIRST SCHEDULE

(Details of "the Land")

The land situate at 60 Little London Spalding shown edged blue on the plan annexed hereto

SECOND SCHEDULE

(The Planning Obligation)

The Owners hereby covenant

a) that the Development shall not be occupied (i) except by the owner manager or an employee of the business operating from the Land and (ii) until the change of use of the existing dwelling situate on the land edged green on the plan annexed hereto (hereinto called "the green land") to an office has commenced in accordance with planning permission H16/1188/93 and

b) that the use of the red land for residential purposes shall cease immediately the green land reverts to residential use or is redeveloped for residential use

THE COMMON SEAL of THE SOUTH)
HOLLAND DISTRICT COUNCIL was)
hereunto affixed in the presence of)

Chairman of the Council

Director of Administration

SIGNED AS A DEED by the said
S GRIMSTON
in the presence of:-

Witness

Address

Occupation

28th FEBRUARY 1994 PLANNING SUB-COMMITTEE PLANNING APPLICATIONS POST COMMITTEE INSTRUCTIONS

Application Number/ Applicant	Case Offr	Instructions/ Decision
H05/0209/93 D Brown Ltd	JB	DPBCS Auth as recommended subject to discussions to achieve a development as close as possible to that suggested.
H08/0684/93 Mr & Mrs Hare	DJR	Deferred. Report back suggesting options for dealing with situation given Sub-Cttee sympathy for applicant.
H04/1018/93 Peter Bates	DJR	Refused as initially recommended.
H23/1170/93 Mr & Mrs Glowczyk	DMG	Refused against recommendation. Reasons to include massing impact on street scene. Add note to indicate that an extension to rear would be more appropriate.
H16/1188/93 H16/1189/93 Mr & Mrs Grimston	DJR	DPBCS Auth subject to legal obligation as recommended. Legal obligation to include no demolition of front building without first seeking permission. Enhanced parking facilities for business use, including turning head, required.
PO Report 7 David Parker Homes	DJR	Sub-Cttee considered available options and have authorised DPBCS to deal with changes as an amendment and grant permission.

1st March 1994

Signed: _____
Principal Planning Officer

118. PLANNING APPLICATIONS (Continued)

(a) Determinations following site inspections (Continued)

H16/1189/93 Mr & Mrs S Grimston	Change of use of workshop and office to dwelling at 60 Little London, Spalding.

RESOLVED: Subject to the applicants first entering into a planning obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 to ensure (i) that the dwelling is only occupied in connection with the business use on the site; (ii) that the dwelling is not occupied until the office use for no. 60 has commenced and (iii) that the use of the building for residential occupation ceases in the event of no. 60 Little London reverting back to residential use or is redeveloped for residential use, the Director of Planning and Building Control Services be authorised to grant planning permission for the above development in accordance with his recommendation.

H14/1285/92 David Parker Homes Ltd	Residential development off Rose Lane, Pinchbeck.

RESOLVED: That the Director of Planning and Building Control Services be authorised to grant permission for the above development in accordance with the revised plans submitted by the applicant showing the development as built and not as originally approved.

(Councillors C J T H Brewis and Mrs P J Buffham requested that in respect of the above application their votes against the granting of permission be recorded.)

(Councillor T Bray declared an indirect interest in the above application, and left the meeting during consideration thereof. It was also reported that Councillor Bray had declared an interest when the site was inspected, and had remained on the coach during the inspection.)

(b) Other Planning Application Referred to the Sub-Committee for Determination

The following application, which had previously been referred to the Sub-Committee for consideration, was determined as indicated:-

H05/0209/93 D Brown (Building Contractors)	Residential development (25 dwellings) and associated estate road layout at Fleet Road/Cherry Lane, Fleet Hargate.

RESOLVED: That the Director of Planning and Building Control Services be authorised to negotiate improvements to the layout so that it conforms more closely with the alternative layout previously proposed by Officers and, if successful, grant planning permission in accordance with his recommendation.

Minutes of a meeting of the **PLANS SUB-COMMITTEE** held in Meeting Room 1, Council Offices, Priory Road, Spalding on Monday, 28th February, 1994.

PRESENT

Councillors:

Mr. B. Alcock - Chairman
Mr T. Bray - Vice-Chairman

Mr. J.R. Pearl	Mrs. D.F. Davies	Mr. W.D. Skells
Mr. C.J.T.H. Brewis	Mr. E.N. Davies	Mr. T.G.M. Tyler
Mrs. P.J. Buffham	Mr. J.T. Davis	Mr. R.C. West
Mr. J. Clark	Mr. A.E. Naylor	Mr. M.C. White

The Director of Planning and Building Control Services, the Deputy Director of Administration and the Deputy Director of Environmental Services.

Apologies for absence were received from or on behalf of Councillors Mrs. E.O. Hall-Patch, N.P. Judge MBE and M.S.L. Rollinson.

117. MINUTES

The Minutes of the meeting held on 7th February, 1994 were signed by the Chairman as a correct record.

118. PLANNING APPLICATIONS

(a) Determinations following site inspections

The following applications were determined as indicated following an inspection of each site:-

Plan No. & Applicant	Proposal
H23/1170/93 Mr & Mrs T Glowczyk	Extension to dwelling at Bottle & Glass, Whaplode Drove.

RESOLVED: Planning permission be refused for the above application, contrary to the recommendation of the Director of Planning and Building Control Services on the grounds that if permitted the proposal by virtue of its scale and massing would adversely affect that part of the street scene and that further consolidation of the building which is already out of character with the area in which it is situated, would exacerbate the current situation.

(It was however noted that there appeared to be sufficient land within the curtilage of the property for an alternative proposal which might prove more appropriate, given the circumstances of the proposed site.)

H16/1188/93 Mr & Mrs S Grimston	Change of use of dwelling to office at 60 Little London, Spalding.

RESOLVED: The Director of Planning and Building Control Services be authorised to grant planning permission in respect of the above development, in accordance with his recommendation, subject to appropriate conditions including the provision of adequate turning facilities, detailed plans showing car parking provision and prohibiting the demolition of the building without the Council's consent.

G.R. Merchant I.Eng. AMICE FIWO

Architectural, Structural & Land Drainage Consultant

4 Chapel Gardens, Whaplode, Spalding, Lincs. PE12 6UG. Telephone 0406 ~~370853~~ 419500.

Your ref: DJR/JJ - H16/1188/93
H16/1189/93
Our ref : GRM/JJM/SAS

22nd March, 1994.

S.H.D.C.
Planning Dept.,
Priory Road,
Spalding,
Lincs.

Dear Sir,

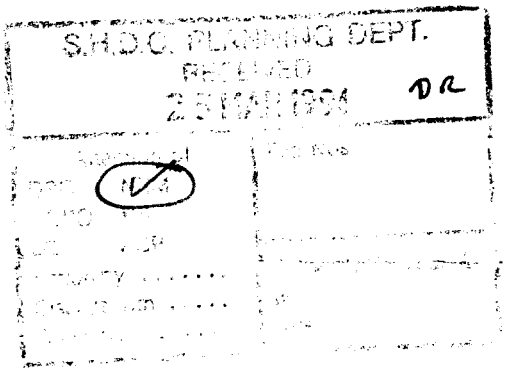
APPLICATIONS BY MR & MRS S. GRIMSTON, 60 LITTLE LONDON, SPALDING.

Further to your letter of the 18th March with respect to the above, I confirm that my clients are prepared to enter into s Section 106 Planning obligation agreement as requested.

Yours faithfully,

J. Merchant.

p.p. G.R. Merchant.



28th FEBRUARY 1994 PLANNING SUB-COMMITTEE PLANNING APPLICATIONS
POST COMMITTEE INSTRUCTIONS

Application Number/ Applicant	Case Offr	Instructions/ Decision
H05/0209/93 D Brown Ltd	JB	DPBCS Auth as recommended subject to discussions to achieve a development as close as possible to that suggested.
H08/0684/93 Mr & Mrs Hare	DJR	Deferred. Report back suggesting options for dealing with situation given Sub-Cttee sympathy for applicant.
H04/1018/93 Peter Bates	DJR	Refused as initially recommended.
H23/1170/93 Mr & Mrs Glowczyk	DMG	Refused against recommendation. Reasons to include massing impact on street scene. Add note to indicate that an extension to rear would be more appropriate.
H16/1188/93 H16/1189/93 Mr & Mrs Grimston	DJR	DPBCS Auth subject to legal obligation as recommended. Legal obligation to include no demolition of front building without first seeking permission. Enhanced parking facilities for business use, including turning head, required.
PO Report 7 David Parker Homes	DJR	Sub-Cttee considered available options and have authorised DPBCS to deal with changes as an amendment and grant permission.

1st March 1994

Signed: _____
Principal Planning Officer

G R Merchant,
Unit 3,
12a Park Road,
Holbeach,
Spalding,
Lincs.

Mr D Roberts

DJR/JJ H16/1189/93

13 Jun 1995

Dear Sir,

APPLICATION FOR CHANGE OF USE OF WORKSHOP AND OFFICE TO DWELLING, 60 LITTLE LONDON, SPALDING FOR MR AND MRS S GRIMSTON.

I refer to previous correspondence to you from the Council's former Director of Administration, in respect of the above application. I would be grateful if you could confirm within the next 7 days whether or not the Applicants still wish to proceed with this application. As matters presently stand, the proposals stands deferred pending the completion of a Section 106 Planning Obligation.

Unless a positive response is received within the next 7 days, I shall prepare a report for consideration at the Council's Development Control Committee with a recommendation that the application be filed away and non-determined. I look forward to hearing from you.

Yours faithfully

N Midlen
Development Control Manager

G R Merchant,
Unit 3,
12a Park Road.
Holbeach,
Lincs.
PE12 7EE.

Mr D Roberts

DJR/JJ H16/1188/93
H16/1189/93

18 Mar 1994

Dear Sir,

APPLICATIONS BY MR AND MRS S GRIMSTON
60 LITTLE LONDON, SPALDING.

The above applications were considered by the Council's Plans Sub-Committee on 26th February 1994. It was resolved that the Director of Planning and Building Control Services be authorised to grant permission for both applications on the following basis.

1. H16/1188/93 - subject to appropriate conditions including the provision of adequate turning facilities, detailed plans showing car parking provision and prohibiting the demolition of the building without the Council's consent.

2. H16/1189/93 - subject to the applicants first entering into a planning obligation under the provisions of Section 106 of the Planning Act to ensure:-

   i) That the dwelling is only occupied in connection with the business use on the site.

   ii) That the dwelling is not occupied until the office use for No 60 has commenced.

   iii) That the use of the building for residential occupation ceased in the event of No 60 reverting back to residential use.

I would be grateful if you could confirm in writing that your client is willing to enter into the obligation in respect of H16/1189/93. Upon receipt of this I shall advise the Council's Director of Administration to commence preparation of the necessary documentation.

Yours faithfully

N Midlen
Principal Planning Officer (DC)

SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: G Smith
Planning and Building
Control Services

To: J Berridge
Administration Dept.

Our Ref: GS/JJ H16/1189/93

Your Ref:

Date: 24 Mar 1994

H16/1189/93 - MR AND MRS S GRIMSTON
CHANGE OF USE OF WORKSHOP AND OFFICE TO DWELLING
60 LITTLE LONDON, SPALDING.

The above applications were considered by the Council Plans Sub-Committee on 26th February 1994. It was resolved that planning permission be authorised, subject to applicant first entering into a Section 106 Planning Obligation.

This is to ensure that:-

1. The dwelling is only occupied in connection with the business use on the site.

2. That the dwelling is not occupied until the office use for no. 60 has commenced.

3. That the use of the building for residential occupation ceases in the event of no. 60 reverting back to residential use.

In order that you may prepare the necessary documentation, please find enclosed:-

1. A copy of the planning application form.

2. 6 1:2500 site location plans indicating the curtilage of the site, the subject of the Agreement edged red, and the surrounding business edged blue.

Confirmation that the applicant is willing to enter into the above Agreement will be forwarded when received. (Received & attached)

I hope this is satisfactory.

G Smith
Technical Assistant

Enc.

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: DIRECTOR OF ENVIRONMENTAL SERVICES DATE: 18.1.94

OUR REF: JC/SS/PC

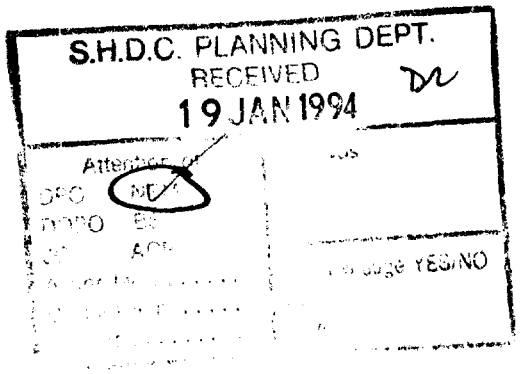
TO: DIRECTOR OF PLANNING AND BUILDING CONTROL SERVICES YOUR REF:

Planning Application H16/1188/93
H16/1189/93
Workshop/office/dwelling, Little London, Spalding

Whilst I have no objections in principle to the change of use of the dwelling to an office, there are commercial premises next door to the workshop which could obviously have an impact on any dwelling unless there are adequate restrictions on its use.

If notwithstanding this you are mindful to grant permission then the dwelling layout should be appropriately designed and the boundary screened.

for Director of Environmental Services

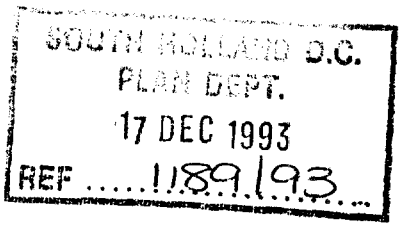


REF;SAS

CHANGE OF USE OF OFFICE & WORKSHOP TO DWELLING.

AT

60 LITTLE LONDON
SPALDING,
LINCS.



FOR

MR & MRS S.J. GRIMSTON
TRADING AS
SAS SECURITY & COMMUNICATIONS

G.R. Merchant, I.Eng, AMICE.FIWO,
Unit 3,
12A Park Road,
Holbeach,
Spalding,
Lincs.
PE12 7EE

Tel; 0406 490800

REF;SAS

CHANGE OF USE OF OFFICE & WORKSHOP
TO DWELLING, 60 LITTLE LONDON, SPALDING, LINCS.

REFER TO DRAWINGS SAS 2/1 & SAS 2/2

The application site is the private residence of Mr & Mrs S.J. Grimston and their business which trades as SAS Security & Communications. At present the residence fronts onto Little London and is part of a former terrace block, the business is operated from a building to the rear, this building was rebuilt after a fire in 1991.

The existing house is the subject of a subsidence claim and is therefore un-insurable on these grounds.

The application is to change the use of the office and workshops to residential, this will enable the house to be used as on office for the business.

The conversion of the office and workshops will be carried out as detailed on drawing SAS 2/2, because of the subsidence problem and in an effort to create additional garden space for the dwelling, the rear single storey annex will be demolished as detailed.

Since the recession SAS Security and Communications(formerly Spalding Alarm Systems) have changed from an installer and supplier of alarm systems, employing 11 people and having 5 vehicles to a consultancy business employing 3 people and having 2 vehicles, with virtually no visitors to the application site.

Eventually the aim of Mr & Mrs Grimston is to move the business into the town centre and turn 60 Little London in to fully domestic with possible demolition of the house.

G.R. Merchant,I.Eng. AMICE.FIWO
16th December, 1993.

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3645
Date received : 17-DEC-93

Received from

S J Grimston

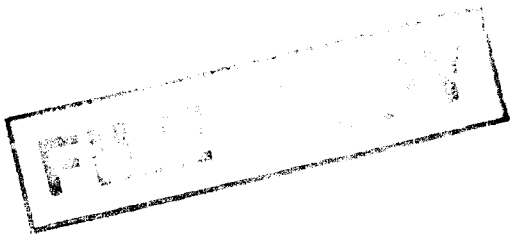
Address

60 Little London
Spalding

Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

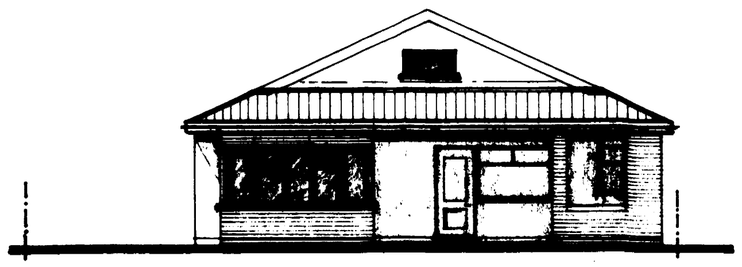
Cash/Cheque : Cheque

Signed.....K. Lowe.....
(Authorised Collector)



File note. for 1189/93.
Steve Grimston. Meeting with DP 9/12/96.

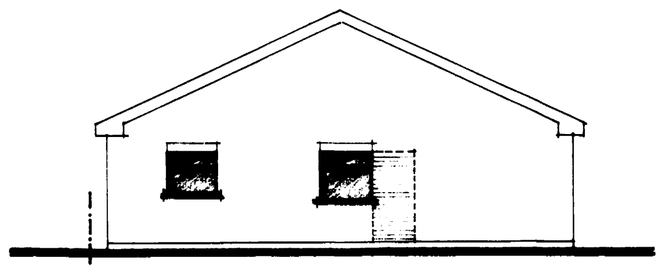
He wants to convert workshop at Rear Back to dwelling
+ retain residential use of frontage dwelling
- I advised him of inner surrounding 1188 + 1189/93.
i.e. wording of proposed 106 obligation. to ensure
that frontage dwelling remained for non-residential.
- gave opinion that this would be a "difficult"
application but could not state at this time what
the final decision would be.
- He may sell as a commercial venture - i.e. retain
existing uses.
- I advised that unless he submitted an application
he would never know whether PP would be granted.
- Risk that a ~~pa~~ purchaser could get PP at a
later date [to his future annoyance]
- Mr. Grimston was understandably disappointed at me
not being able to be more positive for his
chances. But I stressed my job was to give
- an honest opinion - Based on issues as I saw them
- left he would consider his options
- Possibly get Bob - Merchant to phone me to discuss



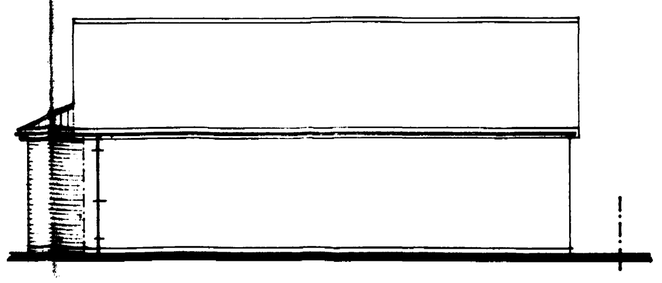
FRONT.



SIDE.



REAR.



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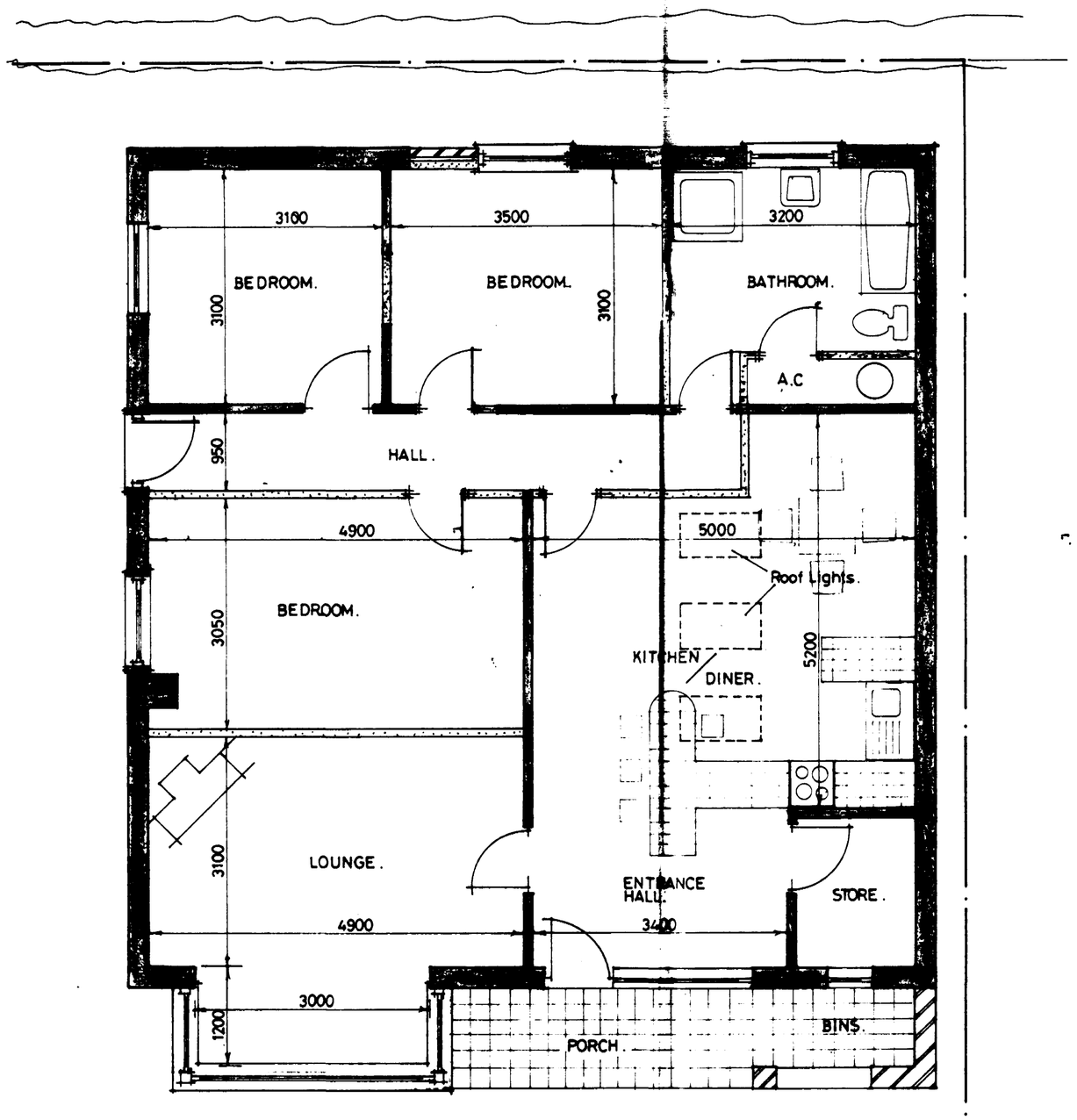


PLAN.

SOUTH HOLLAND D.C.
PLAN DEPT.
17 DEC 1993
REF ..... H89/93.

G. R. MERCHANT
I.ENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370853.

PROJECT:
CHANGE OF USE OF WORKSHOP & OFFICE TO DWELLING.

CLIENT:
MR & MRS. S. GRIMSTON.
SAS. SECURITY & COMMUNICATIONS
60 LITTLE LONDON.
SPALDING.
LINCS.

SCALES:	DATE:
1/50 & 1/100.	DEC 1993.
G.R. MERCHANT.	DRAWING No.: SAS. 2/2.

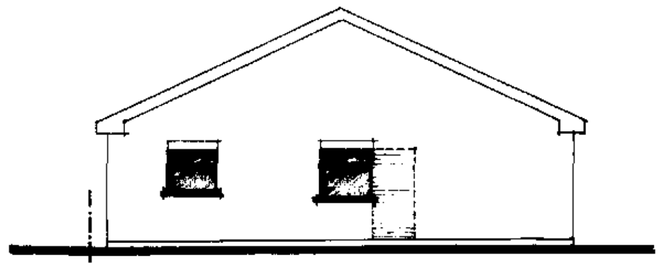
REVISIONS:



FRONT.



SIDE.



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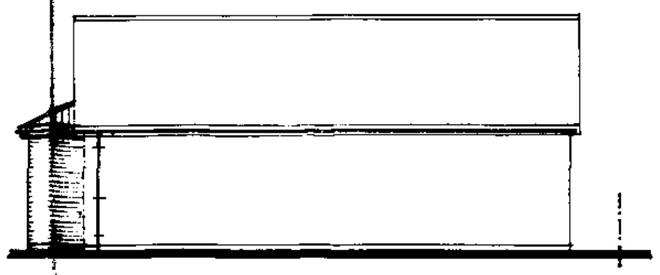

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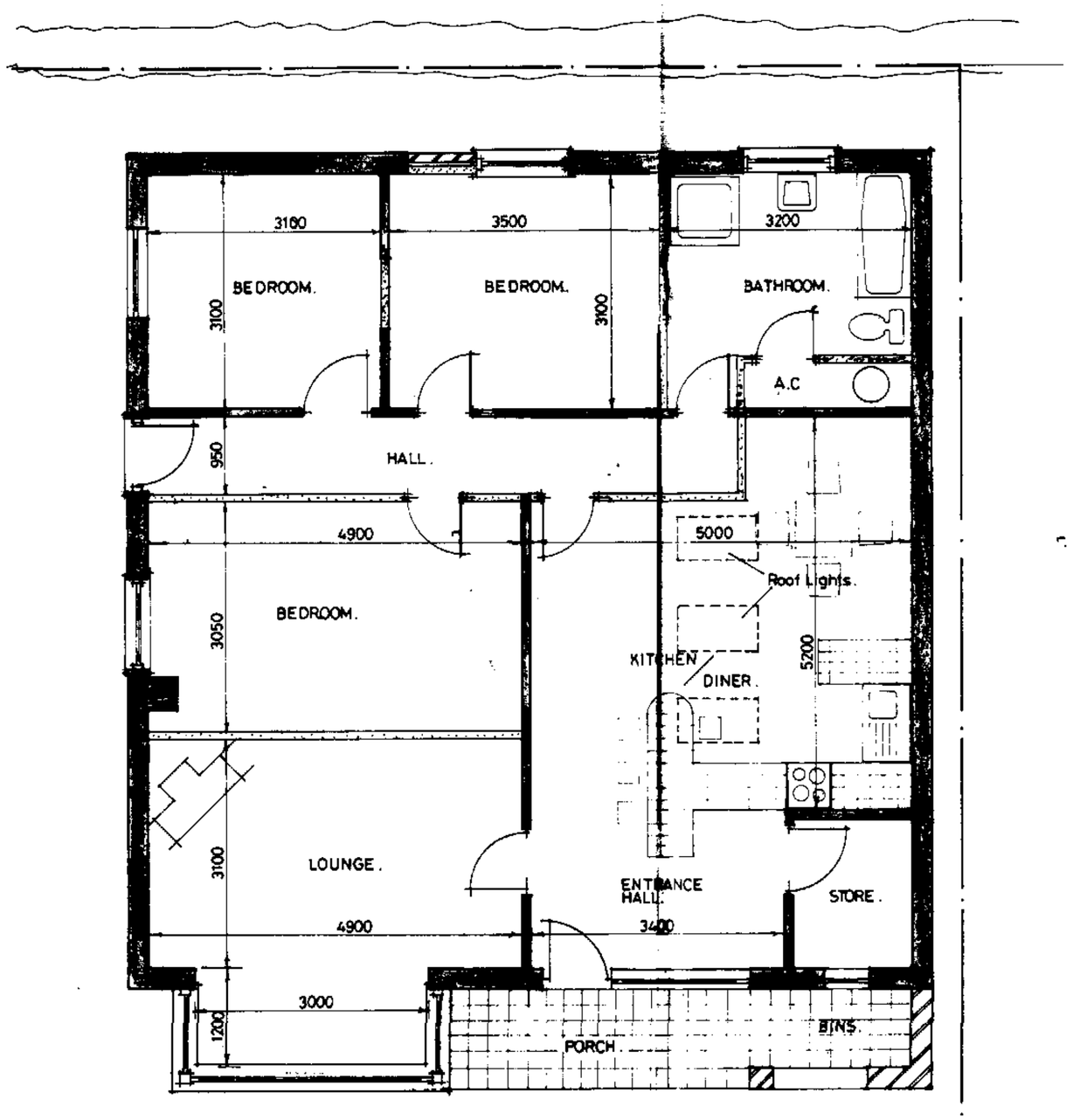


PLAN.

SOUTH HOLLAND D.C.
PLAN DEPT.
17 DEC 1993
REF 189/93

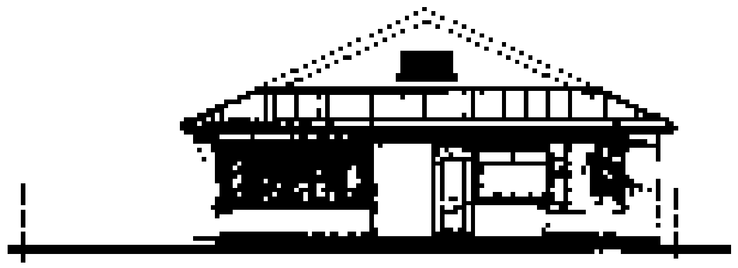
G. R. MERCHANT
I.ENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370863.

PROJECT:
CHANGE OF USE OF WORKSHOP & OFFICE TO DWELLING.

CLIENT:
MR & MRS. S. GRIMSTON.
SAS. SECURITY & COMMUNICATIONS
60 LITTLE LONDON.
SPALDING.
LINCS.

SCALES:	DATE:
1/50 & 1/100.	DEC 1993.
G.R. MERCHANT.	DRAWING No.: SAS. 2/2.

REVISIONS:



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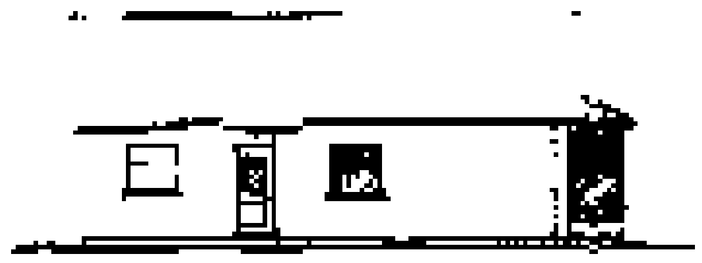

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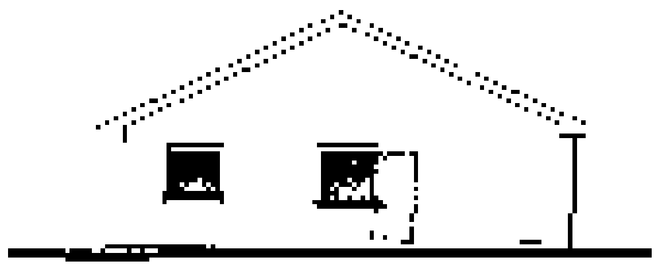

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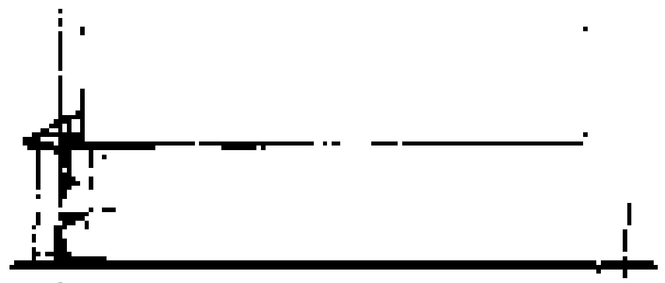

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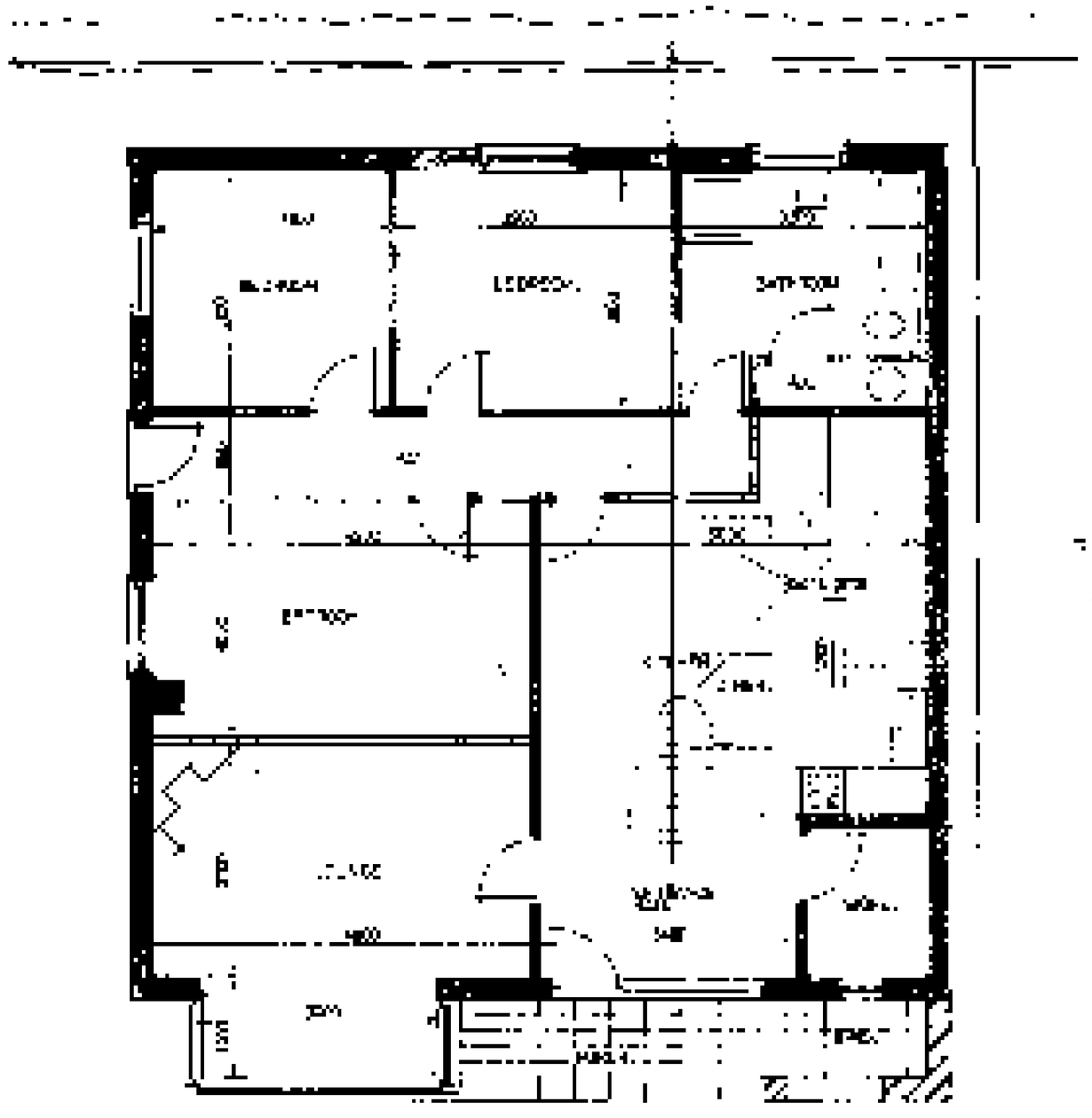
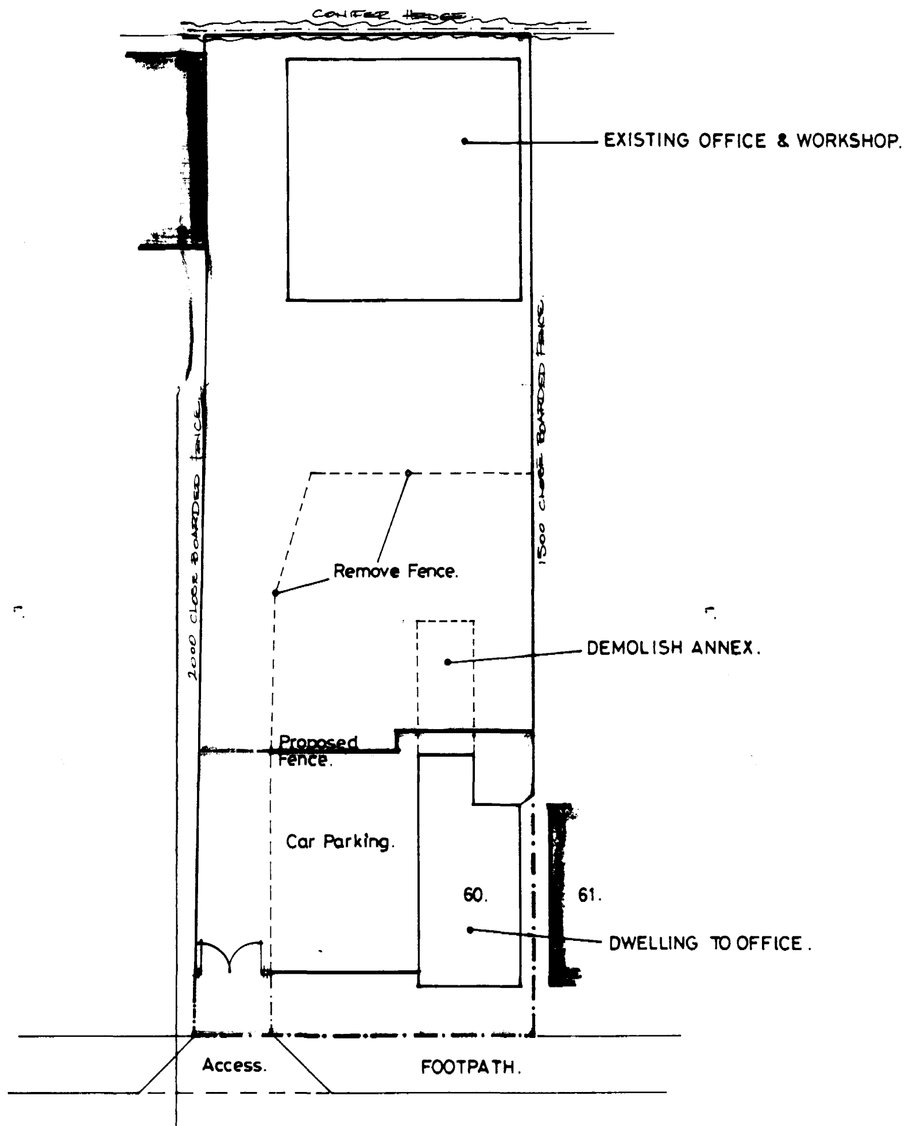


PLAN.

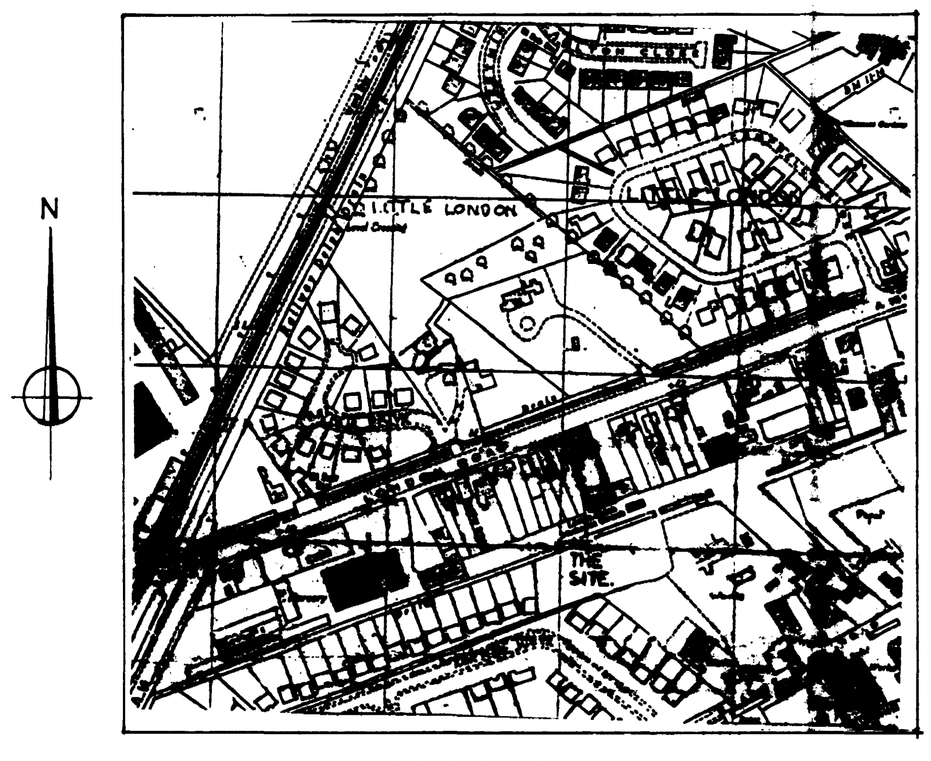
G. R. MERCHANT



LITTLE LONDON ROAD.

SITE LAYOUT.

SCALE: 1/200.



LOCATION PLAN.

SCALE: 1/2500.

SOUTH HOLLAND D.C.
PLAN DEPT.
17 DEC 1993
REF ..... H.88/93..

G. R. MERCHANT
I.ENG AMICE, FIWO.
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370853.

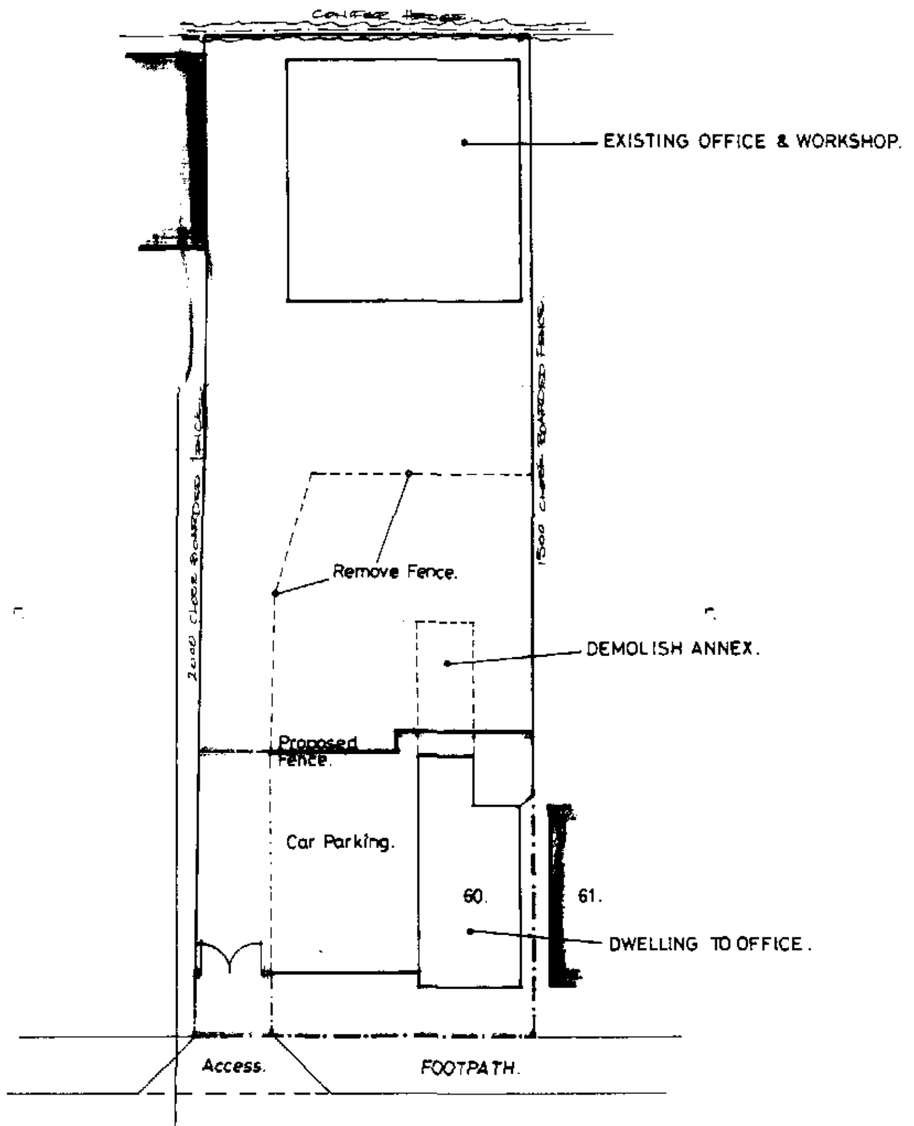
PROJECT:
CHANGE OF USE OF DWELLING TO OFFICE.

CLIENT:
MR & MRS. S. GRIMSTON.
SAS SECURITY & COMMUNICATIONS
60 LITTLE LONDON.
SPALDING.
LINCS.

SCALES:	DATE:
AS INDICATED.	DEC 1993.

G.R.MERCHANT.	DRAWING No.: SAS.1

REVISIONS:



SITE LAYOUT.

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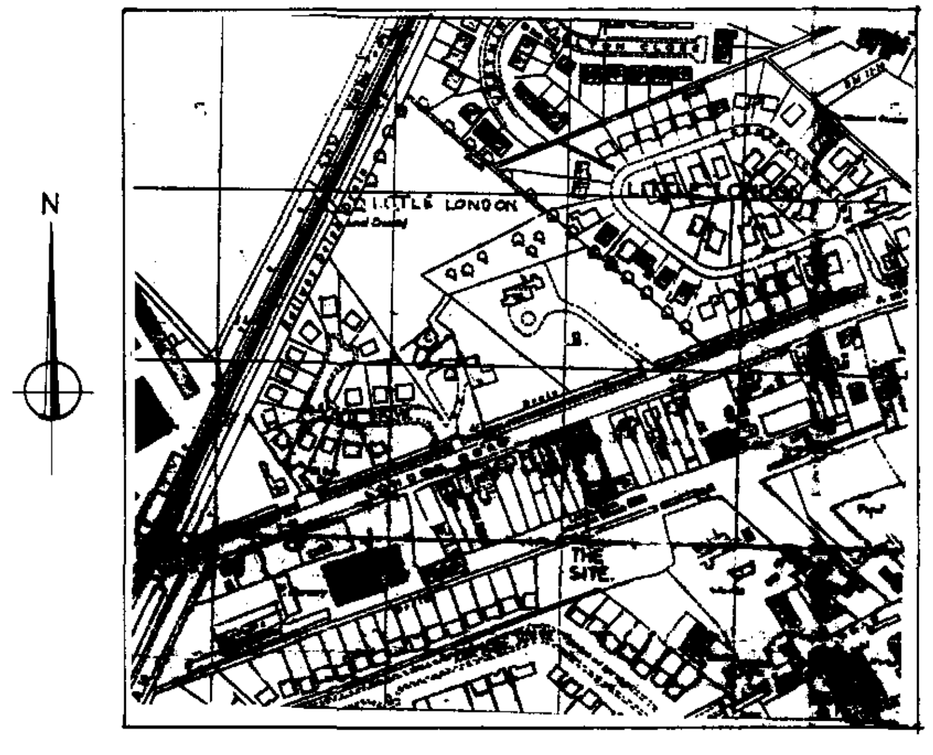

LOCATION PLAN.

SCALE: 1/2500.

SOUTH HOLLAND D.C.
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SAS SECURITY & COMMUNICATIONS
60 LITTLE LONDON.
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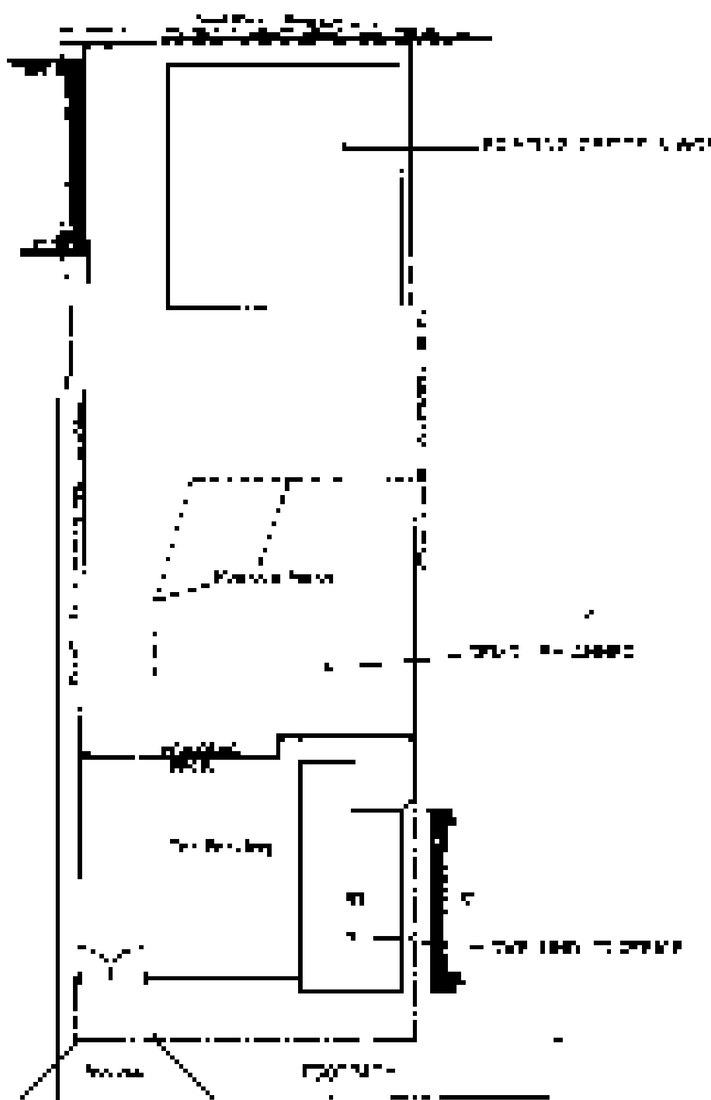
SCALES:	DATE:
AS INDICATED.	DEC 1993.
G.R.MERCHANT.	DRAWING No.: SAS.1

REVISIONS:



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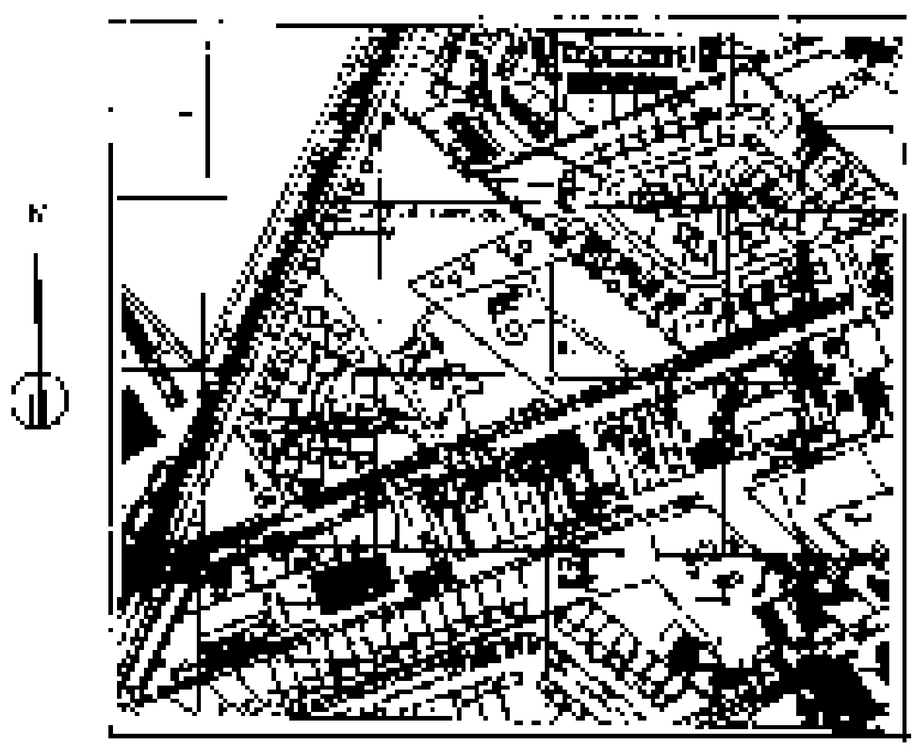
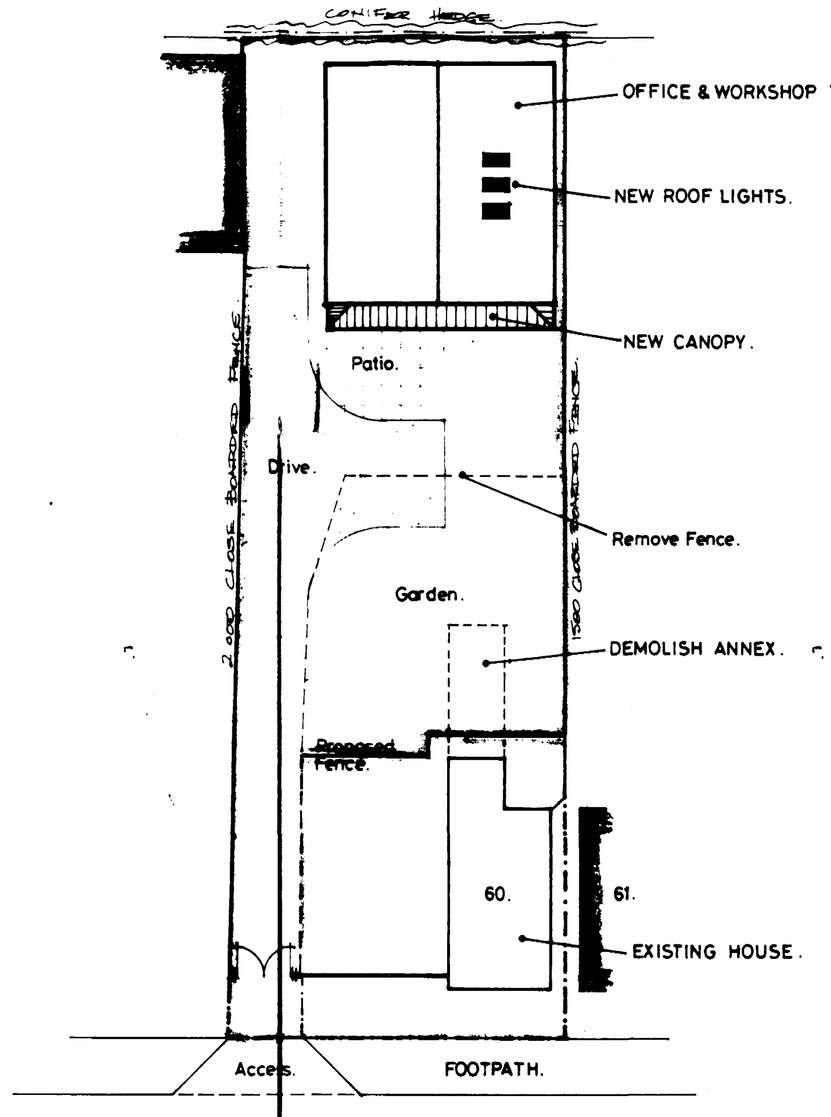
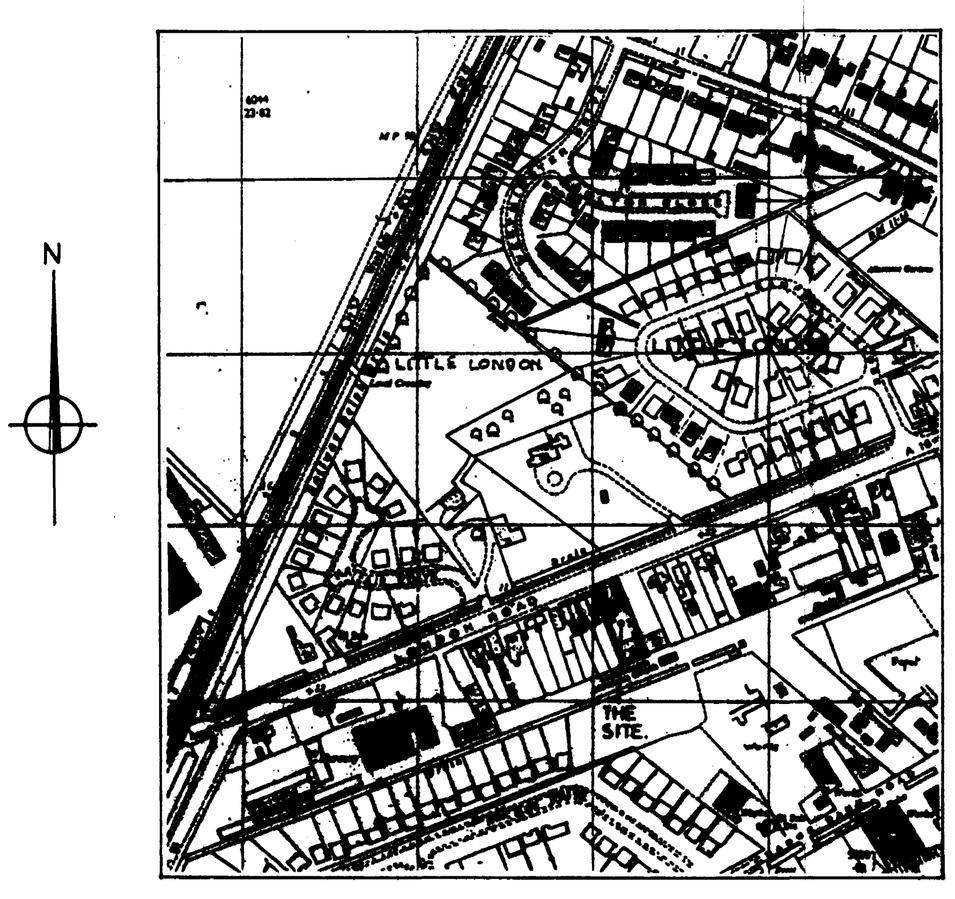


LOCATION PLAN

G. R. MERCHANT
CIVIL & STRUCTURAL
ENVIRONMENTAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT



SITE LAYOUT.
SCALE : 1/200.



LOCATION PLAN.
SCALE : 1/2500.

SOUTH HOLLAND D.C.
PLAN DEPT.
17 DEC 1993
REF ....1189/93...

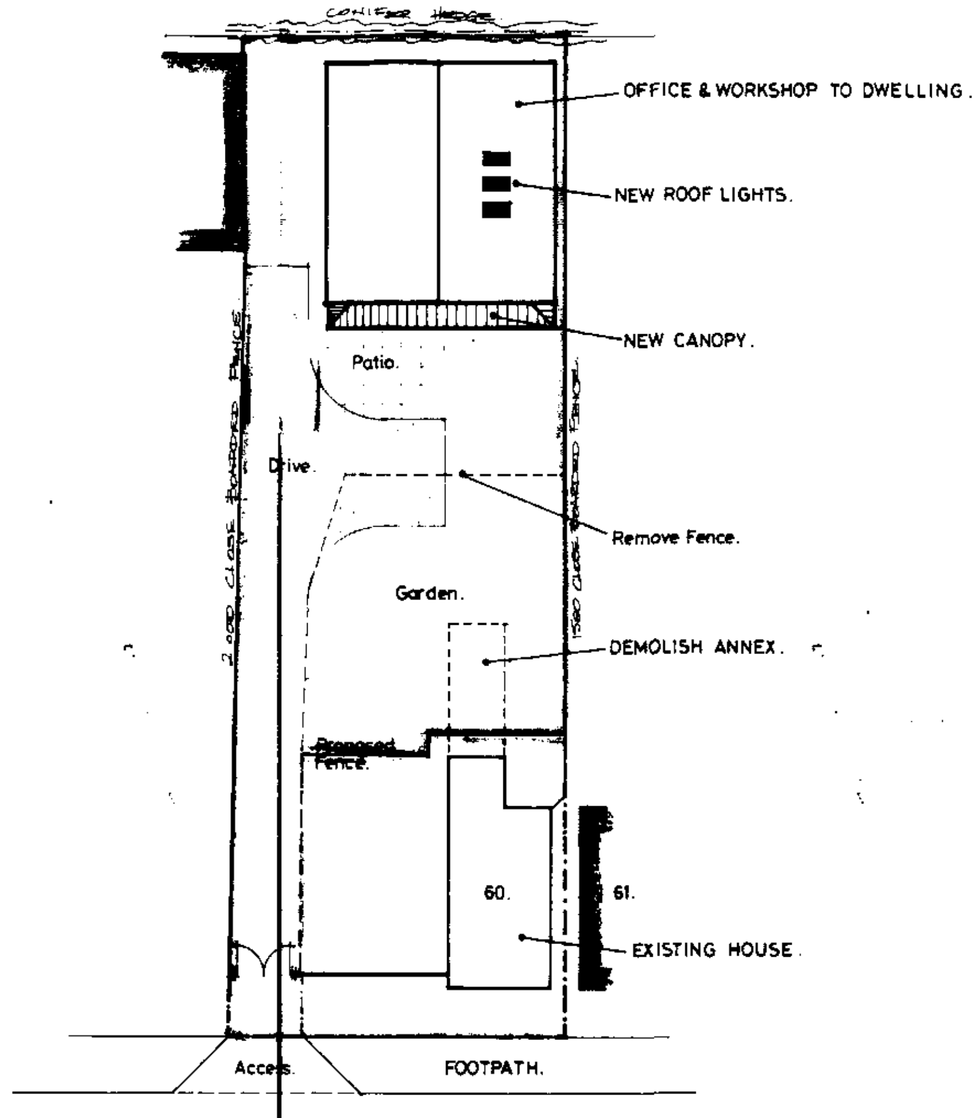
G. R. MERCHANT
I.ENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370853.

PROJECT:
CHANGE OF USE OF WORKSHOP & OFFICES TO DWELLING.

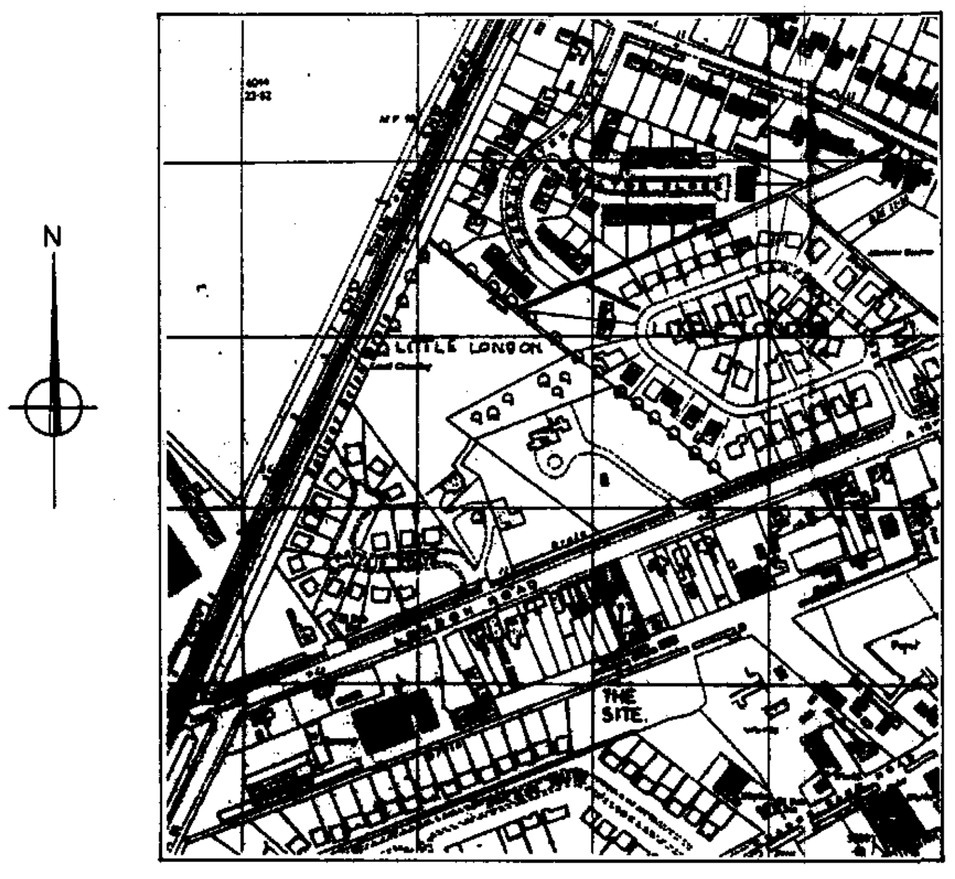
CLIENT:
MR & MRS. S. GRIMSTON.
SAS SECURITY & COMMUNICATIONS.
60 LITTLE LONDON.
SPALDING.
LINCS.

SCALES:	DATE:
AS INDICATED.	DEC 1993.
G.R.MERCHANT.	DRAWING No.: SAS 2/1

REVISIONS:



SITE LAYOUT.
SCALE : 1/200.



LOCATION PLAN.
SCALE : 1/2500.

SOUTH HOLLAND D.C.
PLAN DEPT.
17 DEC 1993
REF ....1189/93...

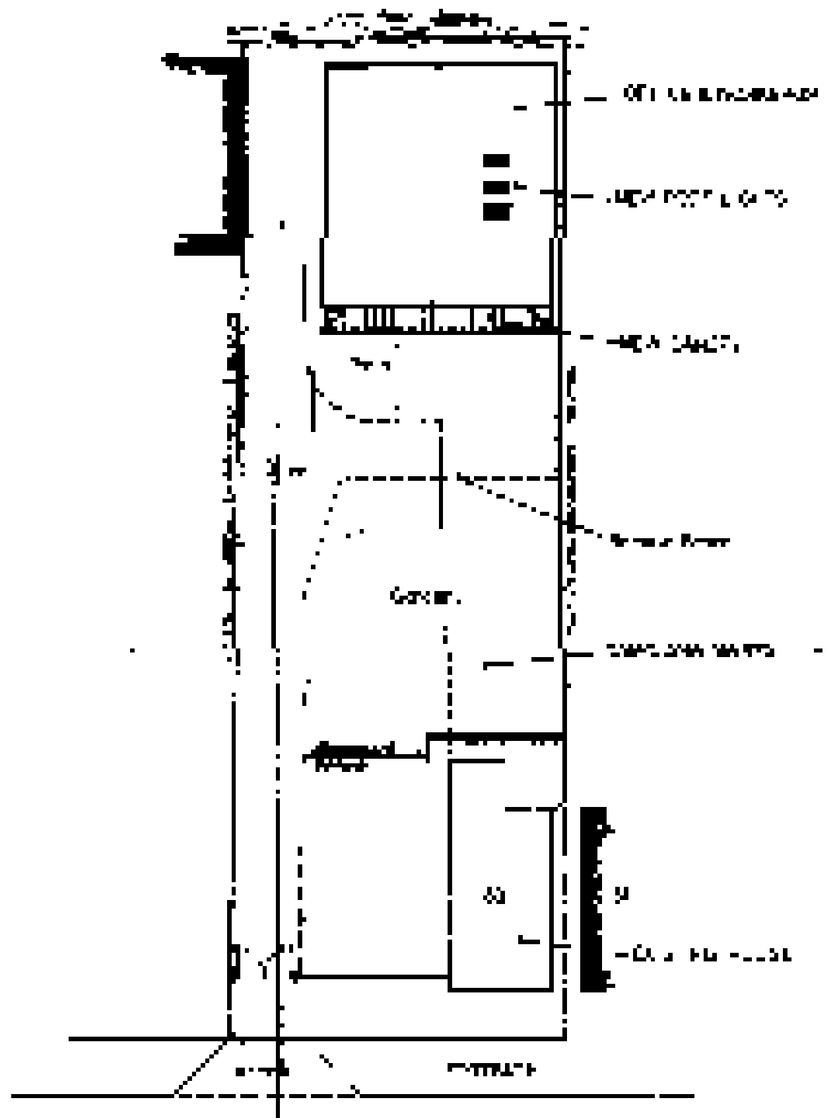
G. R. MERCHANT
LENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370853.

PROJECT:
CHANGE OF USE OF WORKSHOP & OFFICES TO DWELLING.

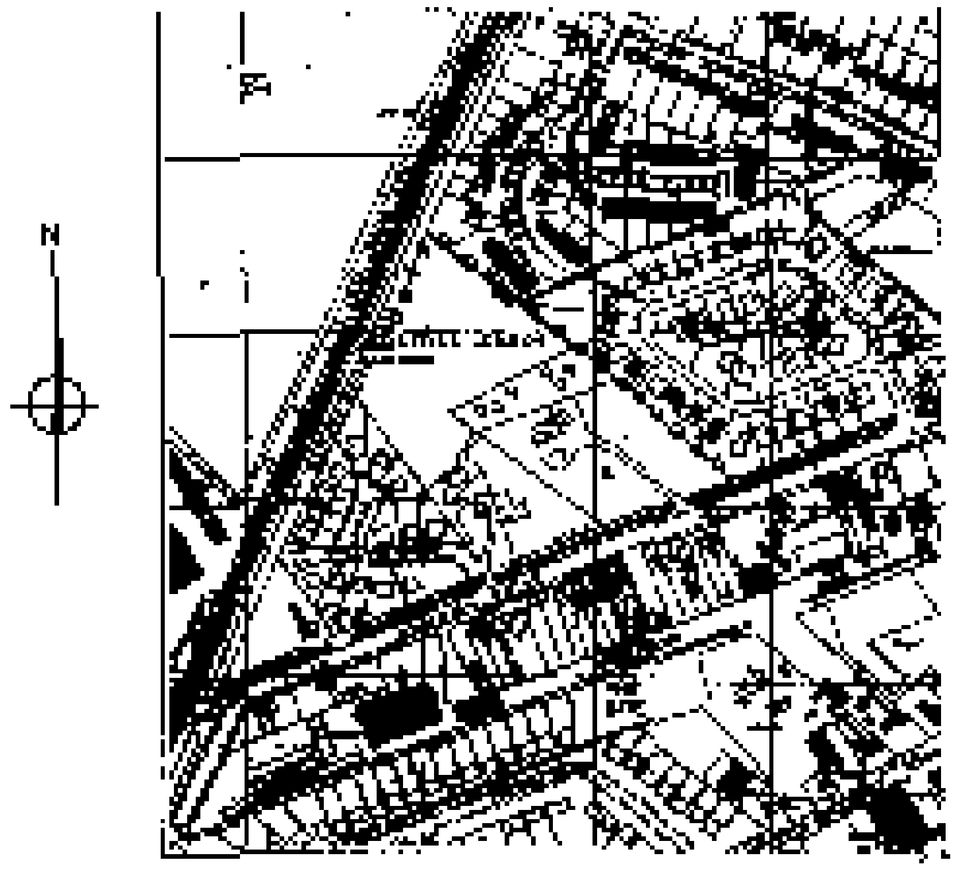
CLIENT:
MR & MRS. S. GRIMSTON.
SAS SECURITY & COMMUNICATIONS.
60 LITTLE LONDON.
SPALDING.
LINCS.

SCALES:	DATE:
AS INDICATED.	DEC 1993.
G.R.MERCHANT.	DRAWING No.: SAS 2/1

REVISIONS:



SITE LAYOUT



LOCATION PLAN

G. R. MERCHANT